

Key: 584

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 672

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|-----------------|--|--|--|
| SHAWN V RICO LLC 141 MOFFAT RD WABAN, MA 02468 | | | | 11D-30-5 | | | | 14 POND VIEW LN | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| SHAWN V RICO LLC | | | | 11/17/2021 | QS | 800,000 | 34670-303 | | | | |
| MOORE JULIE A | | | | 06/01/2020 | U | 655,000 | 32952-138 | | | | |
| SYLVER MARTHA ESTHER | | | | 05/15/1974 | R | 1 | 2039-278 | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|---------|------------|---------------|--------------|--------|-------|-----|--------|-----|
| 1010 | 100 | SINGLE FAMILY | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| SS23-01 | 07/30/2021 | 20 | Splits/Land | | | | 100 | 100 |
| | 06/29/2020 | 98 | SALES QUESTI | | | | 0 | 0 |
| | 05/07/2007 | 50 | Meas & List | | | RRC | 100 | 100 |

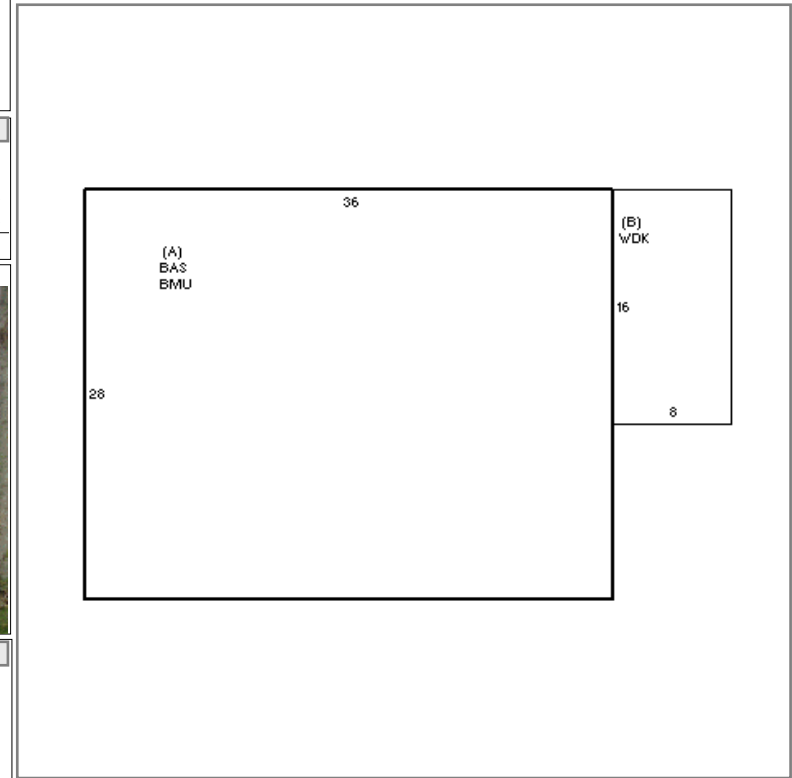
| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 20,384 | WC | 1.00 | 1.00 | 678,025 | 1.75 | 100 | 1.00 | VW1 | 1.85 | 554,450 |

| TOTAL | 20,384 SF | ZONING | R20 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|--------------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd | WEST CHATHAM | NOTE | | | | LAND | 554,500 | 462,000 |
| Inf1 | 100 | | BUILDING | 214,700 | 195,400 | | | |
| Inf2 | 100 | | DETACHED | 2,900 | 2,700 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 772,100 | 660,100 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|------|-------|-----------|-------|
| SHF | V | 1.50 | 30 0.70 | 1981 | 240 | 16.99 | 2,900 |



| BLDG COMMENTS |
|---------------|
| |



| BUILDING | CD | ADJ | DESC | MEASURE |
|----------|----|------|-------------------|---------------|
| MODEL | 1 | | RESIDENTIAL | |
| STYLE | 1 | 0.85 | RANCH [100%] | LIST |
| QUALITY | A | 1.00 | AVERAGE [100%] | REVIEW |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | 11/26/2012 SF |

| YEAR BLT | 1949 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|--------------|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA | 1,008 | DETAIL ADJ | 0.850 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 1,008 | | 72.25 | 72,823 |
| \$NLA(RCN) | \$333 | OVERALL | 1.000 | EXT. COVER | 1 | WOOD SHINGLE | 1.00 | A | BAS | L | BAS AREA | 1,008 | 1949 | 243.74 | 245,689 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | WDK | N | WOOD DECK | 128 | | 58.40 | 7,475 |
| | | | | ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | | F11 | O | FPL 1S 1OP | 1 | | 7,477.00 | 7,477 |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 1.00 | | | | | | | | |
| | | | | INT. FINISH | 5 | OTHER | 1.00 | | | | | | | | |
| | | | | HEATING/COOL | 2 | HOT WATER | 1.00 | | | | | | | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | |

| TOTAL RCN | 335,504 | CONDITION ELEM | CD |
|------------|-----------|----------------|-----------|
| EXTERIOR | | | A |
| INTERIOR | | | A |
| KITCHEN | | | A |
| BATHS | | | A |
| HEAT | | | A |
| ELECT | | | A |
| EFF.YR/AGE | 1968 / 54 | | |
| COND | 36 | 36 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 36 | % GD | 64 |
| RCNLD | | | \$214,700 |